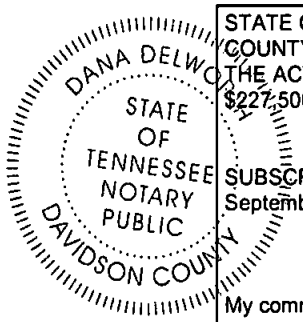


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $227,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of September, 2019.

NOTARY PUBLIC

My commission expires: 7/6/20

Karen Johnson Davidson County
Batch# 294379 **DEEDWARR**
10/01/2019 03:40:29 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20191001-0100200

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alexandra Radcliffe	new owner	096090039.00
(NAME)	(NAME)	
400 Lorna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $227,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Benjamin Nelson and Jessica Nelson, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexandra Radcliffe, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 153 on the Plan of Woodberry Park, as shown by plat of record in Plat Book 2133, Pages 117, 118 and 119, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin Nelson, an unmarried man, by deed from Jarrod R. Kaufman, a married man, of record in Instrument Number 20150410-0031547, said Register's Office.

Jessica Nelson, wife of Benjamin Nelson, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her/his rights, title, and interest, marital or otherwise, in and unto said property.

This property is __unimproved _X_improved property known as: 400 Lorna Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VR-19-400

of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of September, 2019.

Benjamin Nelson

Jessica Nelson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Nelson and Jessica Nelson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2019.

Notary Public
My Commission Expires 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122